

EXHIBIT 1

Document title: 781 Fifth Avenue #18 in Lenox Hill, Manhattan | StreetEasy

Capture URL: <https://streeteasy.com/building/sherry-netherland/18fl>

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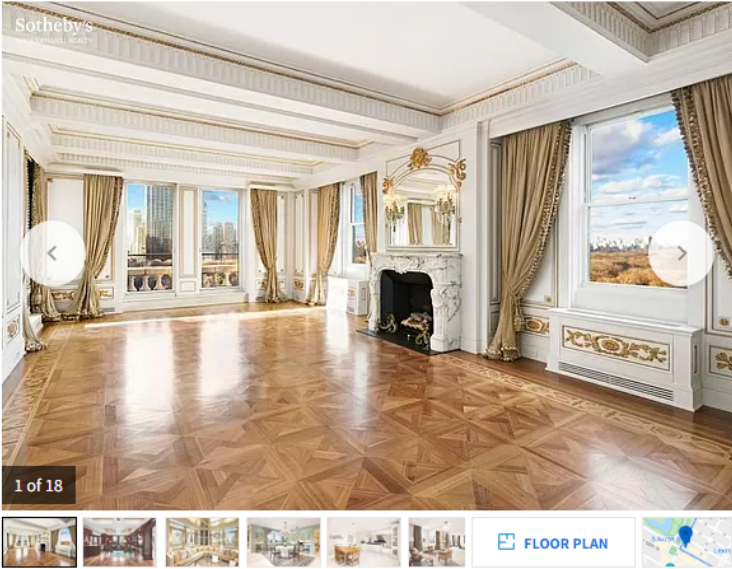
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User: omm-jlu


Sales > Manhattan > All Upper East Side > Upper East Side > Lenox Hill > 781 Fifth Avenue #18



DAYS ON MARKET	LAST PRICE CHANGE	ESTIMATED PAYMENT
27 Days	No Recorded Changes	\$252,760
MONTHLY TAXES	MONTHLY MAINTENANCE	TAX ABATEMENT
N/A	\$71,421	No Data Available

About the Listing

SELLER'S AGENT

 **Serena Boardman**
Licensed Associate Real Estate Broker

DESCRIPTION

Perched high atop the prestigious Sherry Netherland Hotel, this extraordinary and palatial residence boasts 100 linear feet overlooking Central Park and offers stunning 360-degree views of the Manhattan skyline and other celebrated landmarks such as Grand Army Plaza and the historic facade of the Plaza Hotel.

The truly grand 15-room residence comprises the entire 18th Floor of the building, offering the ultimate in privacy and luxury. Sun pours into this high floor simplex throughout the day while three large planted terraces enjoy sunny open exposures to the west, south, and north. In the evening, the skyline unfolds against a dramatic backdrop of city lights.

The extremely versatile layout is vast and comprised of five principal Entertaining Rooms, all overlooking Central Park, including a breathtaking corner Living Room, stylish Library with wet bar, a large square Dining Room, and corner Den with access to both of the larger terraces. Additionally, there are a multitude of Bedrooms and Dressing Rooms which could be configured to suit anyone's particular needs, eight Baths, and a Den/Media Room. The flexible floor plan of this enormous apartment is perfectly suited for grand entertaining and a big lifestyle filled with family and guests.

This spectacular abode offers the rare opportunity to own a stylish and special residence in one of New York's finest Pre-War cooperatives. Services and amenities offered by The Sherry Netherland include full concierge services, 24-hour doormen and elevator attendants, daily housekeeping, evening turndown services, valet parking, room service provided by the renowned Harry Cipriani, a fitness center, barber shop, and beauty salon.

There is a monthly assessment for the 18th Floor and maids rooms of \$8,011.27 (Through

781 Fifth Avenue #18

\$45,000,000 FOR SALE

15 rooms | 6 beds | 7+ baths

Resale • Co-op in Lenox Hill

SAVE

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Listing by Sothebys International Realty, Corporate Broker, 650 Madison Avenue, New York NY 10022.

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781 Fifth Avenue #18 • \$45,000,000

15 rooms

6 beds

7 baths, 2 half baths

SCHEDULE A SHOWING

ASK A QUESTION

There is a monthly assessment for the 18th Floor and maids rooms of \$8,011.27 (Through September 2027) and a monthly license fee for exclusive use of the 18th Floor elevator lobby of \$2,341.67

HIDE FULL DESCRIPTION

Amenities

HIGHLIGHTS



Cats and Dogs Allowed



Elevator



Full-time Doorman

CO-OP RULES

Pied-a-Terre Allowed

BUILDING AMENITIES

Gym

verizon Fios Available

Laundry in Building

Live-in Super

LISTING AMENITIES

Central Air

Hardwood Floors

About the Building

Sherry Netherland 781 Fifth Avenue

New York, NY 10022

Co-op in Lenox Hill

169 Units

38 Stories

1928 Built

Sales listings: 15 active, 2 in contract and 192 previous

Rentals listings: 33 previous

Documents and Permits: 129 documents

MORE ABOUT THE BUILDING

Price History

02/15/2022	Listed by Sotheby's International Realty	\$45,000,000
12/07/2021	Delisted by Brown Harris Stevens	\$55,000,000
03/10/2020	Previously Listed by Brown Harris Stevens	\$55,000,000
04/26/2019	Delisted by Douglas Elliman	\$67,000,000

781 Fifth Avenue #18

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11/13/2018	Previously Listed by Douglas Elliman	\$67,000,000
09/22/2018	Brown Harris Stevens Listing is no longe...	\$68,000,000
05/17/2018	Previously Listed by Brown Harris Stevens	\$68,000,000
09/15/2017	Brown Harris Stevens Listing is no longe...	\$78,000,000
06/21/2017	Previously Listed by Brown Harris Stevens	\$78,000,000
11/06/2015	Brown Harris Stevens Listing is no longe...	\$86,000,000
10/22/2015	Previously Listed by Brown Harris Stevens	\$86,000,000
03/09/2015	Sotheby's International Realty Listing is ...	\$85,000,000
10/16/2014	Previously Listed by Sotheby's Internati...	\$85,000,000
07/03/2014	Brown Harris Stevens Listing is no longe...	\$95,000,000
07/01/2014	Douglas Elliman Listing is no longer avai...	\$95,000,000
09/24/2012	Previously Listed by Douglas Elliman	\$95,000,000
09/22/2012	Previously Listed by Brown Harris Stevens	\$95,000,000

SEE LESS

WANT TO ANALYZE THIS PROPERTY WITH OUR COMPS REPORT GENERATOR?

Similar Sales



SALE IN LENOX HILL

795 Fifth Avenue #30

\$37,000,000

3 Beds

3+ Baths

--- ft²

Listing by Brown Harris Stevens (445 Park Avenue 11th Fl, New York, NY 10022)



SALE IN TRIBECA

111 Murray Street #PH2

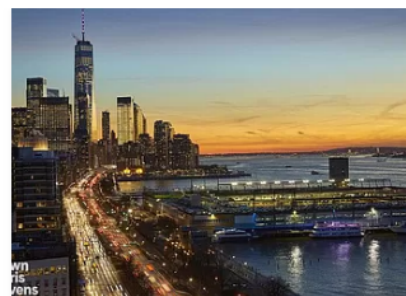
\$40,000,000

5 Beds

6.5 Baths

7,488 ft²

Listing by Douglas Elliman (575 Madison Avenue, New York, NY 10022)



SALE IN WEST VILLAGE

165 Charles Street TRIPLEX

\$53,000,000

6 Beds

6+ Baths

9,607 ft²

Listing by Brown Harris Stevens (445 Park Avenue 11th Fl, New York, NY 10022)

781 Fifth Avenue #18 • \$45,000,000 15 rooms 6 beds 7 baths, 2 half baths

SCHEDULE A SHOWING

ASK A QUESTION

Nearby

TRANSPORTATION

<div>N R W</div> at 5th Av	under 500 feet
<div>F</div> at 57th St	0.23 miles
<div>N R 4 5 6 W</div> at Lexington Av-59 St	0.25 miles
<div>F Q</div> at Lexington Av	0.31 miles
<div>E M</div> at 5th Av	0.31 miles

[View subway lines on Google Maps](#)

SCHOOLS

District 02 - Schools zoned for this address:
[East Side Elementary School, PS 267](#)
(0K,01,02,03,04,05,SE)

Disclaimer: School attendance zone boundaries are not guaranteed to be accurate – they are provided by a third party and subject to change. Check with the applicable school district prior to making a decision based on these boundaries.

COLLEGES

New York Graduate School of Psychoanalysis	0.43 miles
Hunter College (CUNY)	0.48 miles
Sotheby's Institute of Art	0.5 miles
Christie's Education	0.58 miles
Mandl College of Allied Health	0.59 miles

PARKS

Central Park	0.03 miles
Grand Army Plaza	0.06 miles
Tramway Plaza	0.48 miles
14 Honey Locusts Park	0.56 miles
St. Catherine's Park	0.72 miles

MUSEUMS

Dahesh Museum	0.15 miles
Sony Wonder Technology Lab	0.2 miles
Museum of American Illustration	0.29 miles
Museum of Modern Art (MoMA)	0.32 miles
American Folk Art Museum	0.35 miles



[VIEW ON GOOGLE](#)

Latest Discussions

781 Fifth Avenue #18 • \$45,000,000 15 rooms 6 beds 7 baths, 2 half baths

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BE THE FIRST TO CREATE A DISCUSSION ABOUT THIS LISTING

Listed By

Sothebys International Realty, Corporate Broker, 650 Madison Avenue, New York NY 10022.

REPORT A PROBLEM

Lenox Hill Sales

[Studios in Lenox Hill](#)

[1 Bedrooms in Lenox Hill](#)

[2 Bedrooms in Lenox Hill](#)

[3 Bedrooms in Lenox Hill](#)

Nearby Lenox Hill

[Central Park South Real Estate for sale](#)

[Midtown East Real Estate for sale](#)

[Sutton Place Real Estate for sale](#)

[Upper East Side Real Estate for sale](#)

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Exhibit 1-

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RENT

BUY

SELL

BUILDINGS

RESOURCES

BLOG

e.g. address, building, agent

Q

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Studios in Lenox Hill

Central Park South Real Estate for sale

Condos for sale

1 Bedrooms in Lenox Hill

Midtown East Real Estate for sale

Co-ops for sale

2 Bedrooms in Lenox Hill

Sutton Place Real Estate for sale

Houses for sale

3 Bedrooms in Lenox Hill

Upper East Side Real Estate for sale

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